



TO : Brandon Creagan, Planner
FROM : John R. Andrews, P.E., City Engineer
RE : Backyard Pub – 658 North 2nd Street
TRC Project No. 17-0800002
DATE : August 1, 2017

JA



This is to advise you that we have completed the review of the following documents as received by this office on July 24, 2017:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Waiver of Distance Application | <input type="checkbox"/> P/D Drawings |
| <input type="checkbox"/> Test Reports & Related Documents | <input type="checkbox"/> Certificate of Completion |
| <input type="checkbox"/> Record Drawings | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies | |

Based on our reviews and appropriate site final inspection, we

- | | | |
|---|---|------------------------------|
| <input checked="" type="checkbox"/> Recommend w/ conditions | <input type="checkbox"/> Do Not Recommend | |
| <input checked="" type="checkbox"/> Waiver of Distance | <input type="checkbox"/> Building Permit | <input type="checkbox"/> C/O |

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- See attached for conditions of approval

ENGINEERING COMMENTS:

1. In addition to the development's noted primary parking lot, the application indicates that utilization of Captain Galley's parking area; please provide a copy of the executed parking agreement between the two business owners. The agreement shall provide assurances to ensure the parking agreement remains in effect as long as the business is operational.
2. Advisory Comment: Although the primary parking lot is an existing unimproved parking area and in normal circumstances would be required to be improved to current City development standards, it is considered to be "grandfathered in" and therefore is not required to be improved per information provided by Planning Department staff.
3. Advisory Comment: As part of the North 2nd Street Roadway Improvement project the North 2nd Street driveway apron will be shifted north, approximately 40', so as to be centered within the subject lot; this shift will allow additional parking stalls along the southern property line.
4. The two concrete driveway aprons constructed as part of the North 2nd Street Roadway project shall extend 10' into the property to aid in the reduction of sediment tracking into the right-of-ways of Indian River Drive and North 2nd Street. This 10' extension shall be constructed by the property owner/applicant as the 10' extension is not part of the 2nd Street roadway project.
5. Provide stop signs and stop bars at the Indian River Drive and North 2nd Street driveways.

JRA/TST/tst